

Owner / Applicant Information

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Project Information

Project 2020 - Delta High School  
3400 E State Road 28

Muncie IN 46204

County DELAWARE

Project Type New ☐ Addition ☒ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ No

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:



Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations

Rule 4, Section 12(f), GAR

Conditions: The proposed 2-story addition of approximately 37,166 sq ft to the existing building will not be separated from the existing building area of approximately 223,125 sq ft and the combined area exceeds that allowed for Type IIB Construction.

The project scope includes construction of a new 2-story building addition of 19,268 sq ft on the 1st floor and 17,898 sq ft on the 2nd floor, as well as interior renovation of the Commons to create a new learning stair, new lockers, and new finishes. The 1st floor of the addition will provide new weight room, locker rooms, toilets, training room, and storage. The 2nd floor of the addition will create a new exercise room with walk/run track and storage.

The original building was constructed in 1970. A gym addition was added in 1975. A 2006 project added stairs to the building, eliminated the original berm around the building as well as limited interior renovation. A 2018 project added a 12,125 sq ft fully sprinklered addition at the south end of the building and renovated 24,500 sq ft of the existing building.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: 1. The addition will be protected with an automatic sprinkler system.  
2. The existing exterior masonry and concrete exterior walls shall remain and based upon sprinkler protection of the addition, the lack of separation for the addition will not be adverse to safety.  
3. The variance is very similar to previously approved variances for additions to existing schools where a portion of the building is sprinklered, including the 2018 project 18-04-38, 17-06-47a, 17-11-68d, 17-02-46b, and 16-12-34b.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Imposition of the rule would require fire walls to separate the additions, would reduce efficiency in the design, and add cost to the project.

Variance Details

Code Name: Other Code (Not in the list provided)

1018.1, 2014 IBC

Conditions: Corridor construction in the proposed 2-story addition and renovated portions of the existing building will not be of fire-rated construction. Based upon sprinkler protection in just a portion of the building, fire-rated corridor construction is required.

The project scope includes construction of a new 2-story building addition of 19,268 sq ft on the 1st floor and 17,898 sq ft on the 2nd floor. as well as interior renovation of the Commons to

the 1st floor and 17,878 sq ft on the 2nd floor, as well as interior renovation of the commons to create a new learning stair, new lockers, and new finishes. The 1st floor of the addition will provide new weight room, locker rooms, toilets, training room, and storage. The 2nd floor of the addition will create a new exercise room with walk/run track and storage.

The original building was constructed in 1970. A gym addition was added in 1975. A 2006 project added stairs to the building, eliminated the original berm around the building as well as limited interior renovation. A 2018 project added a 12,125 sq ft fully sprinklered addition at the south end of the building and renovated 24,500 sq ft of the existing building.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts:

1. The addition will be protected with an automatic sprinkler system.
2. The provision of automatic sprinkler protection for rooms and corridors addressed in the variance will provide a level of safety at least equivalent to that provided by fire-rated corridors alone.
3. Based upon sprinkler protection of the addition involving new egress corridor construction, the lack of fire rating for corridors will not be adverse to safety.
4. The variance request is similar to previously approved variances for additions to existing schools where a portion of the building is sprinklered, including the 2018 project 18-04-38, 17-06-47b, 16-08-46b, 17-02-46a, and 16-12-34a.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐

Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☒

Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

Imposition of the rule would require fire-rated corridor construction in sprinklered portions of the building which would add cost to the project without yielding any benefit to safety.

Variance Details

Code Name: Other Code (Not in the list provided)  
1016.2, 2014 IBC

Conditions: Egress travel distance from portions of the 2nd story of the existing building will have egress travel distance of approximately 232 feet. See Exhibit 1. Based upon sprinkler protection in just a portion of the building, egress travel distance is limited to 200 feet.

The project scope includes construction of a new 2-story building addition of 19,268 sq ft on the 1st floor and 17,898 sq ft on the 2nd floor, as well as interior renovation of the Commons to create a new learning stair, new lockers, and new finishes. The 1st floor of the addition will provide new weight room, locker rooms, toilets, training room, and storage. The 2nd floor of the addition will create a new exercise room with walk/run track and storage.

The original building was constructed in 1970. A gym addition was added in 1975. A 2006 project added stairs to the building, eliminated the original berm around the building as well as limited interior renovation. A 2018 project added a 12,125 sq ft fully sprinklered addition at the south end of the building and renovated 24,500 sq ft of the existing building.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

☒ 2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: 1. The addition will be protected with an automatic sprinkler system.  
2. Egress travel from the existing second floor area of the existing gym will be through areas of the new addition that is protected with an automatic sprinkler system.  
3. Based upon sprinkler protection of the addition, the existing building area affected by the increased travel distance will pass through new sprinkler protected area of the new addition and the additional egress travel distance will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Imposition of the rule would require the project to be designed with less than optimum efficiency, which would either add cost or reduce square footage.

